

Zoning Commission Minutes

September 29, 2011

3:00 pm

Chairman Russ Hoff called the meeting of the Stark County Zoning Commission to order. Members present were Russ Hoff, Jay Elkin, Duane Grundhauser, Leo Kuntz, Gene Jackson and Chuck Steffan, Joe Frenzel and Larry Messer were absent. Also present were States Attorney Tom Henning, Zoning Director Diane Brines and Auditor Kay Haag.

Jay Elkin made a motion to approve the minutes from the September 1, 2011 meeting with one correction to members present. Duane Grundhauser seconded. All voted Aye and motion carried.

Chairman Hoff opened the public hearing on a request from Nick and Luann Letang. The request was for a Special Use Permit for the purpose of installing a water depot with the condition of maintenance and dust control on roads. The water depot will be available to the rural fire department, farmers, the public and the oil industry alike. The location being approximately 5 acres located in the SE4 and NE4 Section 5, Township 140, Range 96. Chairman Hoff asked for anyone to speak for or against the zoning change. Chairman Hoff closed the public hearing. Discussion was held placing signage to direct traffic to the North.

Jay Elkin made a motion to recommend to the Stark County Board of Commissioners the approval of a five year Special Use Permit with the condition of maintenance and dust control on roads for Nick and Luann Letang. The location being approximately 5 acres located in the SE4 and NE4 Section 5, Township 140, Range 96. Chuck Steffan seconded. Roll call vote. All voted Aye and the motion carried.

Chairman Hoff opened the public hearing on a request from I-94 Development. The request was for a zoning change from Agricultural to Residential/Agricultural for a proposed subdivision to be known as Enchanted Acres. The location being approximately nine one acre lots located in Section 2, Township 139, Range 97. Chairman Hoff asked for anyone to speak for or against the zoning change. Debbie Olive spoke against the zoning change regarding increased traffic and safety. Chairman Hoff closed the public hearing. Direction was given to have Road Superintendent Al Heiser inspect the approach for safety conditions.

Chuck Steffan made a motion to recommend to the Stark County Board of Commissioners the approval of a zoning change from Agricultural to Residential/Agricultural and the preliminary plat contingent on the approval of a final plat to be known as Enchanted Acres for I-94 Development. The location being approximately nine one acre lots located in Section 2, Township 139, Range 97. Jay Elkin seconded. Roll call vote. All voted Aye and the motion carried.

Chairman Hoff opened the public hearing on a request from I-94 Development. The request was for a zoning change from Agricultural to Residential/Agricultural for a proposed subdivision to be known as Buffalo Heights. The location being approximately 40.36 acres, having two blocks containing 14 lots located in Government Lot 1, Section 5, Township 139, Range 94.

Chairman Hoff asked for anyone to speak for or against the zoning change. Debbie Olive spoke against the zoning change regarding increased traffic and safety. Chairman Hoff closed the public hearing.

Duane Grundhauser made a motion to recommend to the Stark County Board of Commissioners the approval of a zoning change from Agricultural to Residential/Agricultural and the preliminary plat contingent on the approval of a final plat to be known as Buffalo Heights and contingent on water availability for I-94 Development. The location being approximately 40.36 acres, having two blocks containing 14 lots located in Government Lot 1, Section 5, Township 139, Range 94. Chuck Steffan seconded. Roll call vote. All voted Aye and the motion carried.

Luke Bross representing Location Service discussed the location and feasibility of a special waste landfill/composting facility.

Craig Kubas, Kadrmas, Lee & Jackson, made a recommendation to the Zoning Board to consider mandatory setbacks.

Joe Frenzel moved to adjourn. Duane Grundhauser seconded.